

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954) 797-1101
Prepared by: Todd Vargo

SUBJECT: Plat, P 10-5-02 W.W.J.D., Pulice Land Surveyors, Inc./By Faith Development Corporation, 7665 Davie Road Extension/Generally located on the northwest side of the Davie Road Extension just east of NW 77 Avenue.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS W.W.J.D. AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF: The applicant requests approval of the resolution for the proposed boundary plat to be known as W.W.J.D. The subject site consists of approximately 31,015 square feet (0.7120 acres) for the proposed development of 13,400 square feet of commercial use.

The plat provides for a 30' "right in/right out only" access opening on the southern edge of the plat connecting to the Davie Road Extension. There is also a 50' opening on the west side of the parcel. This 50' opening provides access to NW 77 Avenue.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 11, 2003, Planning and Zoning Board meeting, Vice-Chair Waitkus made a motion, seconded by Mr. McLaughlin, to approve. Motion carried 5-0.

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Plat, Resolution, Existing Future Land Use Map, Subject Site and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS W.W.J.D. AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed boundary plat to be known as W.W.J.D. has been approved by the Town Planning and Zoning Board on June 11, 2003.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as W.W.J.D. is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2003.

Application #: P 10-5-02/W.W.J.D.
Exhibit "A"

Revisions: 6/26/2003
Original Report Date: 6/3/03

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>	<u>Agent/Council:</u>
Name: By Faith Development Corp.	Name: Pulice Land Surveyors, Inc.
Address: 9000 W. Sheridan St. Suite 94	Address: 5381 Nob Hill Road
City: Pembroke Pines, FL 33324	City: Sunrise, FL 33351
Phone: (954) 723-0027	Phone: (954) 572-1777

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed boundary plat to be known as W.W.J.D.

Affected District: District 2

Address/Location: 7665 Davie Road Extension/Generally located on the northeast corner of NW 77 Avenue and Davie Road Extension.

Future Land Use Plan Designation: Commercial

Existing Use: Vacant commercial building

Existing Zoning: B-2, Community Business District

Proposed Use: Commercial

Parcel Size: 0.712 acres (31,015 square feet)

Surrounding Existing Use:

North: Residential
South: Community Facilities (church)
East: Vacant
West: Office and Residential

Surrounding Future Land Use Plan Designation:

North: Residential - 5 dwelling units/acre
South: ~~Outside of Town~~ City of Hollywood
East: Commercial
West: Commercial, Residential - 5 dwelling units/acre

Surrounding Zoning:

North: R-5, Low Medium Density Dwelling District
South: ~~Outside of Town~~ City of Hollywood, Community Facilities District
East: B-2, Community Business District
West: B-2, Community Business District and R-5, Low Medium Density Dwelling District

ZONING HISTORY

Previous Requests on Same Property: None

APPLICATION DETAILS

The applicant's submission indicates the following:

1. The site area consists of approximately 0.712 acres (31,015 square feet).
 2. Two non-vehicular access lines (NVAL) along the southern and western limits of the plat, with one access opening, described below, separating the western NVAL into two lines.
 3. On the west side of the plat, along NW 77 Avenue, the plat provides for a single 50-foot access opening 100 feet south of the north plat limits. This access opening is in alignment with the centerline of NW 30 Avenue.
 4. The dedication of right-of-way for a corner chord based on 30-foot radius at the intersection of Davie Road Extension and NW 77 Avenue.
 5. The dedication of right-of-way for a westbound right turn lane on Davie Road Extension at NW 77 Avenue along the south limits of the plat with 149.88 feet of storage. The total amount of right-of-way being dedicated by the plat being 2,471 square feet.
 6. The note restricting the plat to 13,400 square feet of commercial use.
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APPLICABLE CODES AND ORDINANCES

Section 12-360(B)(1) of the Land Development Code, platting requirements.

Comprehensive Plan Considerations

Planning Area: The subject property is located within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: **Policy 7-1 of the Future Land Use Element of the Town of Davie Comprehensive Plan:** The Town shall endeavor to expand its economic base through the expansion of the commercial sector of its economy.

Policy 7-3 of the Future Land Use Element of the Town of Davie Comprehensive Plan: Zoning regulations shall provide for varying intensities of commercial development, and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

Policy 7-4 of the Future Land Use Element of the Town of Davie Comprehensive Plan: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

Staff Analysis/ Findings of Fact

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, use, location and size.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

2. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Planning and Zoning Board Recommendation

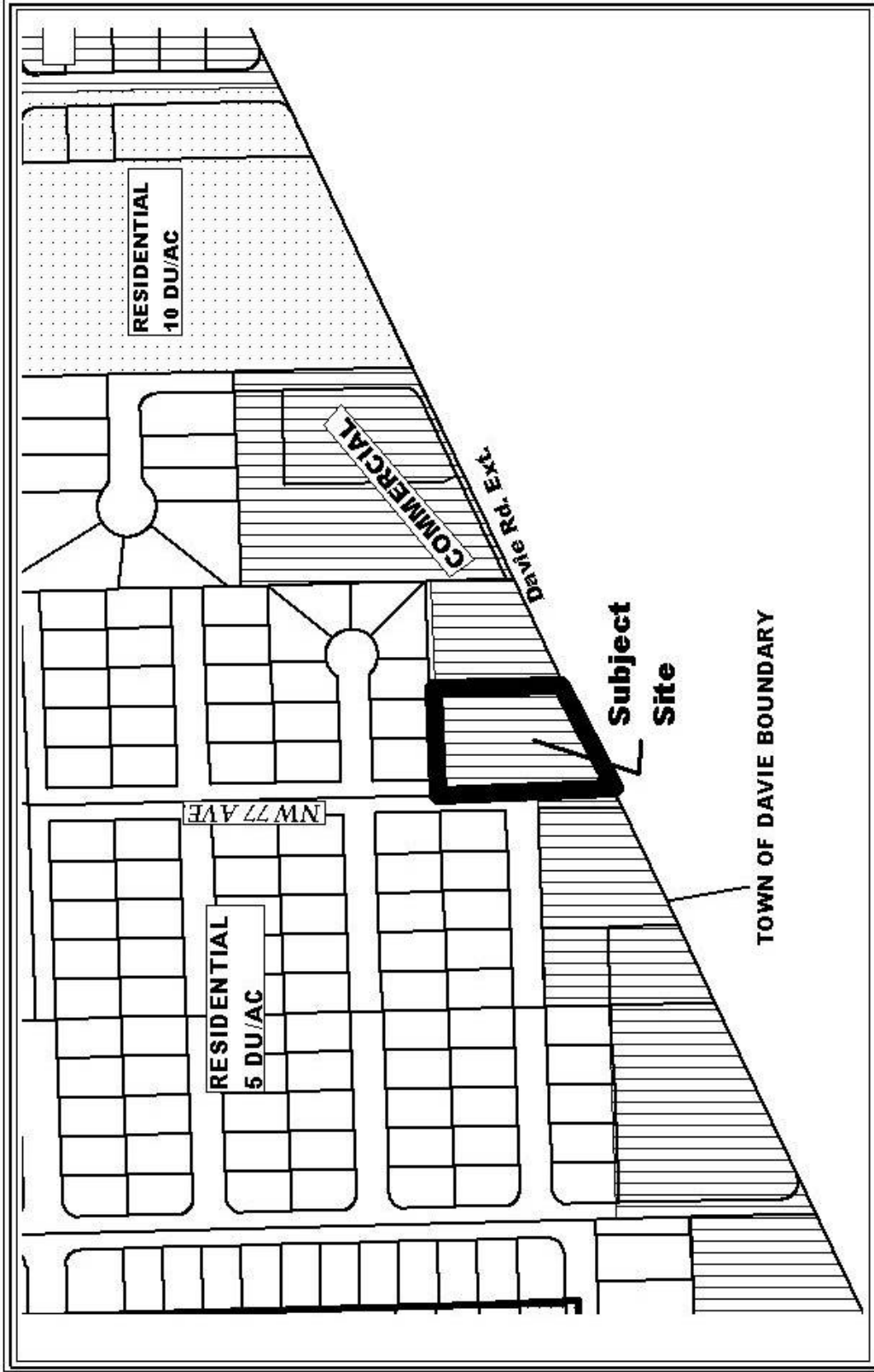
At the June 11, 2003, Planning and Zoning Board meeting, Vice-Chair Waitkus made a motion, seconded by Mr. McLaughlin, to approve. Motion carried 5-0.

Exhibits

1. Plat
2. Existing Future Land Use Map
3. Subject Site and Aerial Map

Prepared by: _____

Reviewed by: _____



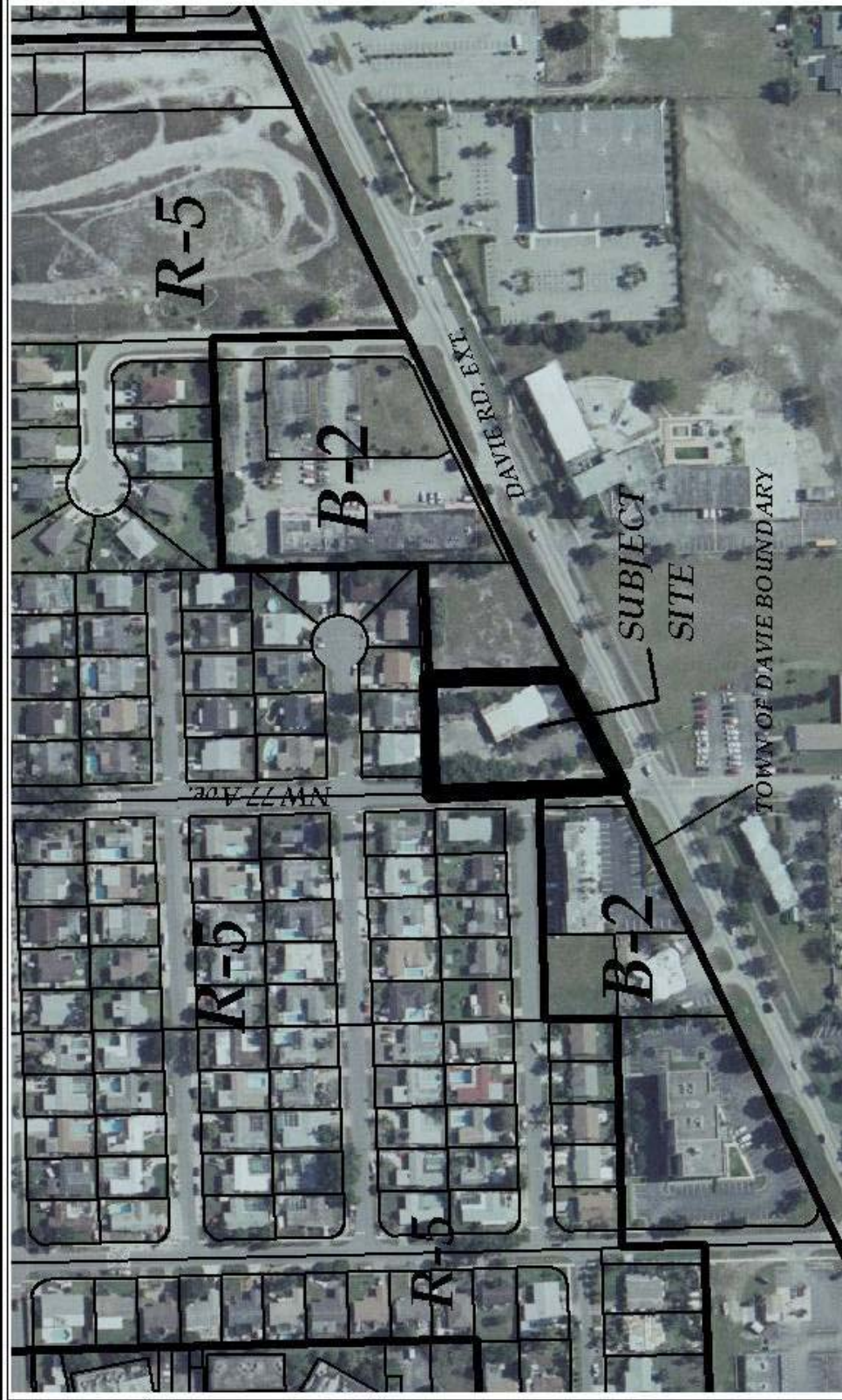
Plat
P 10-5-02
Existing Future Land Use Map



Planning & Zoning Division - GIS

200 0 200 Feet

N



200 0 200 Feet

A horizontal scale bar with markings at 0 and 200 feet.

Planning & Zoning Division - GIS



Plat
P 10-5-02
Subject Site and Aerial Map

Date Flown: 12/31/01